



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

22-03616 BKMFR01  
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Order Filed on May 12, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Case No: 19-27085-MBK

TEMEKO R FOSTER  
MICHELLE R FOSTER

Hearing Date: April 13, 2022

Judge: MICHAEL B.  
KAPLAN

Chapter: 13

Recommended Local Form:  Followed  Modified

**ORDER VACATING STAY**

— The relief set forth on the following page is hereby **ORDERED**.

**DATED: May 12, 2022**

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of Caliber Home Loans, Inc., under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated, terminated and/or annulled to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

Real Property more fully described as:

400 Maple Grove Blvd, Lumberton, NJ 08048

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

Personal property more fully described as:

It is further ORDERED that the movant may join the Debtors and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that the Trustee is directed to cease making any further distributions to the Creditor.

The movant shall serve this order on the Debtors, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16